

MEMORANDUM

Agenda Item No. 11(A)(6)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 16, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to file an application to amend the Comprehensive Development Master Plan (CDMP) to create a density bonus allowance for properties under Miami-Dade County regulatory jurisdiction that are within certain proximity to the Rapid Transit Corridor Bicycle and Pedestrian Area (RTCBPA) and that proffer public benefits to the County related to the RTCBPA

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM
(Revised)

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and Members, Board of County Commissioners

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County Attorney

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Please note any items checked.

- _____ **“3-Day Rule” for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(6)
6-16-26

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO FILE AN APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) TO CREATE A DENSITY BONUS ALLOWANCE FOR PROPERTIES UNDER MIAMI-DADE COUNTY REGULATORY JURISDICTION THAT ARE WITHIN CERTAIN PROXIMITY TO THE RAPID TRANSIT CORRIDOR BICYCLE AND PEDESTRIAN AREA (RTCBPA) AND THAT PROFFER PUBLIC BENEFITS TO THE COUNTY RELATED TO THE RTCBPA

WHEREAS, Miami-Dade County's Comprehensive Development Master Plan (CDMP) calls for the coordination of land uses and transportation facilities to, among other things, attract transit ridership, produce short trips, and minimize transfers; and

WHEREAS, Miami-Dade County's CDMP calls for its most dense and intense developments adjacent to the County's existing mass transit system and within urban center areas; and

WHEREAS, section 33C-2(A)(3) of the County Code defines the "Rapid Transit Corridor Bicycle and Pedestrian Area" ("RTCBPA") as "County-owned land areas within the Rapid Transit Zone (RTZ) that are located underneath the fixed guideway structures and within the Metrorail corridor right-of-way, excluding lands within the Rapid Transit Corridor Station Areas"; and

WHEREAS, the RTCBPA includes an urban mobility corridor consisting of trails, greenways, and other open space amenities to be enjoyed and utilized by County residents and visitors; and

WHEREAS, developments that are adjacent, or in close proximity, to the RTCBPA may offer residents of such developments additional opportunities to enjoy recreation, exercise, fresh air, and community engagement in their neighborhood; and

WHEREAS, such developments therefore may result in additional use impacts on the RTCBPA, which in turn may create the need for increased maintenance, security, and improvements; and

WHEREAS, these impacts may be offset under certain circumstances through the proffer of public benefits by new developments; and

WHEREAS, to incentivize such public benefit proffers, the County may, under certain circumstances and in its discretion, wish to offer density bonuses or other development incentives to new developments that make such proffers; and

WHEREAS, the CDMP does not currently contemplate density bonuses or other development incentives under such circumstances; and

WHEREAS, the CDMP currently states that the County “will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors”; and

WHEREAS, additional density bonuses or other development incentives granted to certain properties under County regulatory jurisdiction that are adjacent, or in close proximity, to the RTCBPA may increase the use of the County’s transit and urban mobility corridors, in furtherance of the goals and policies of the CDMP; and

WHEREAS, accordingly, this Board wishes to consider an amendment to the CDMP to create a program to incentivize dense development along the County’s transit and mobility area when properties proffer public benefits to improve and maintain the RTCBPA; and

WHEREAS, section 2-116.1 of the Code of Miami-Dade County authorizes this Board to direct the filing of an application to amend the CDMP, and the Board wishes to do so,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are approved and are incorporated herein.

Section 2. This Board directs the County Mayor or County Mayor's designee to file an application to amend the Comprehensive Development Master Plan (CDMP) to create a density bonus allowance or other development incentives for properties under Miami-Dade County regulatory jurisdiction that are adjacent, or in close proximity, to the RTCBPA that proffer public benefits to the County related to the RTCBPA. It is the intent of the Board that such an allowance or incentives shall allow for the consideration and approval of such density bonuses, in the County's discretion, for properties that are directly adjacent to, or within 500 feet of, the RTCBPA; provided, however, that the County Mayor or County Mayor's designee may make additional recommendations related to proximity to the RTCBPA in its recommendation for the CDMP application. In developing the metrics for the creation of the density bonus allowance or other development incentive program for residential units, the County Mayor or County Mayor's designee may consider and provide for in the CDMP application appropriate metrics for evaluating public benefits and bonuses based on, for example, a development's gross lot area that is inclusive of (1) previous right-of-way dedications or right-of-way dedications made as part of the development application and/or (2) open space amenities. In addition, to the extent necessary, the County Mayor or County Mayor's designee shall also prepare appropriate legislation to amend the applicable County Code provisions necessary to implement the CDMP amendment, if adopted.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of June, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. M. Alvarez
James Eddie Kirtley